

**EAST BAY REGIONAL PARK DISTRICT  
OPERATIONS COMMITTEE  
AGENDA STAFF REPORT**

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<b>DATE</b>	February 21, 2024
<b>TITLE</b>	Update on Little Hills Facilities
<b>DIVISION</b>	Operations
<b>FROM</b>	Ruby Tumber, Acting Business Services Manager Lisa Goorjian, AGM of Operations
<b>APPROVED</b>	Sabrina Landreth, General Manager

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**RECOMMENDATION**

This item is an informational update of the Little Hills pool.

**BACKGROUND**

Little Hills Regional Recreation Area is located at 18013 Bollinger Canyon Road and is adjacent to Las Trampas Regional Wilderness. Originally purchased by the Park District in 1976, the enclosed reservable picnic and special event facility has been operated under concession agreements, currently by Palmdale Estates and Events since 2021.

The pool at Little Hills was constructed in the 1950s and to date has only received year to year routine maintenance, but no significant upgrades or renovation was done to address its aging condition. Due to this, various features of the pool are not up to code per the Contra Costa Environmental Health Department. Several renovations would be required to bring the pool into compliance for public use including replastering the pool, providing code compliant steps and deck, and improving drainage, filtration, and piping. Furthermore, with Little Hills being utilized largely as a wedding and event space, reservations for pool use have been minimal to nonexistent in recent years. In addition to minimal use, the concession operator expressed the financial challenge of maintaining, heating, and treating the pool – all of which much be sustained even when the pool is not in use.

In fall of 2023, Design and Construction staff enlisted the consultation of Rogers, Stringer & McClelland, Inc. to conduct a condition assessment of the pool and recommendations for the future of the pool. On October 27, 2023 the Board of Directors toured Las Trampas at their Board Site Tour and were briefed on the condition and analysis of the situation.

**ANALYSIS**

The assessment by Rogers, Stringer & McClelland, Inc. ultimately concluded that the cost of bringing the swimming pool to a minimal standard, over \$700,000, outweighed the cost of demolition. Furthermore, the pool is located near Bollinger Canyon Creek. Any possible overflows or discharges could drain chlorine bleach and hydrochloric acid into the creek, posing an environmental concern to the local habitat. The pool is also pumped into a substandard evaporation pond located near the creek

and is not connected to a sewer system. These adjacent systems would also need to be assessed, upgraded, or installed. This, coupled with the high cost of maintenance and minimal use by the public, primes it for demolition.

Staff are currently finalizing the demolition authorization, which is an administrative process. Next steps will include identifying the scope and associated cost for demolition. Future uses of the pool area are still being assessed, but there is an opportunity to convert the footprint of the pool into a dance floor or event area to further support events at the Little Hills concession.

### **FISCAL IMPACT**

An initial \$10,000 was allocated for the initial assessment of the pool. Future demolition costs are still being assessed and the final cost is being finalized.

### **ATTACHMENTS**

None.